

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

May 6, 1994

Mr. and Mrs. Charles J. Scheper, Jr. 11900 Manor Road Glen Arm, Maryland 21057

> RE: Case No. 94-410-A, Item No. 402 Petitioner: Charles J. Scheper, Jr., et ux. Petition for Administrative Variance

Dear Mr. and Mrs. Scheper:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 22, 1994, and a hearing was scheduled accordingly.

The following comments are related <u>only</u> to the filing of <u>future</u> zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

State Highway Administration

O. James Lighthizer Hal Kassoff Administrator

4-19-94

Ms. Charlotte Minton Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue

Re: Baltimore County Item No.: * 4(2 (155)

1-1-1111-4

Dear Ms. Minton:

Towson, Maryland 21204

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Division

Thank you for the opportunity to review this item.

Very truly yours, Bel Small John Contestabile, Chief Engineering Access Permits

My telephone number is _____ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

> **Baltimore County Government** Office of Zoning Administration and Development Management

NOTICE OF CASE NUMBER ASSIGNMENT

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case

number. Contact made with this office regarding the status of this case should reference the case number and

1) Your property will be posted on or before May 1, 1994. The closing date (May 16, 1994) is the deadline

for a neighbor to file a formal request for a public hearing. After the closing date, the file will be

reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County

3) Please be advised that you must return the sign and post to this office. They may be returned after the

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE

PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER

notification as to whether or not your petition has been granted, denied, or will go to public hearing.

newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

closing date. Failure to return the sign and post will result in a \$60.00 charge.

WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

(410) 887-3353

Baltimore County Government Office of Zoning Administration and Development Management

May 25, 1994

(410) 887-3353

ZC

Mr. and Mrs. Charles J. Scheper, Jr. 11900 Manor Road Glen Arm, Maryland 21057

> RE: Case No. 94-410-A, Item No.402 Petition for Administrative Variance

Dear Mr. and Mrs. Scheper:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on May 25, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

> Sincerely, Charlotte Minton

Enclosure

111 West Chesapeake Avenue

Towson, MD 21204

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

May 23, 1994

Mr. Arnold Jablon, Director Zoning Administration and Development Management

J. Lawrence Pilson Development Coordinator, DEPRM

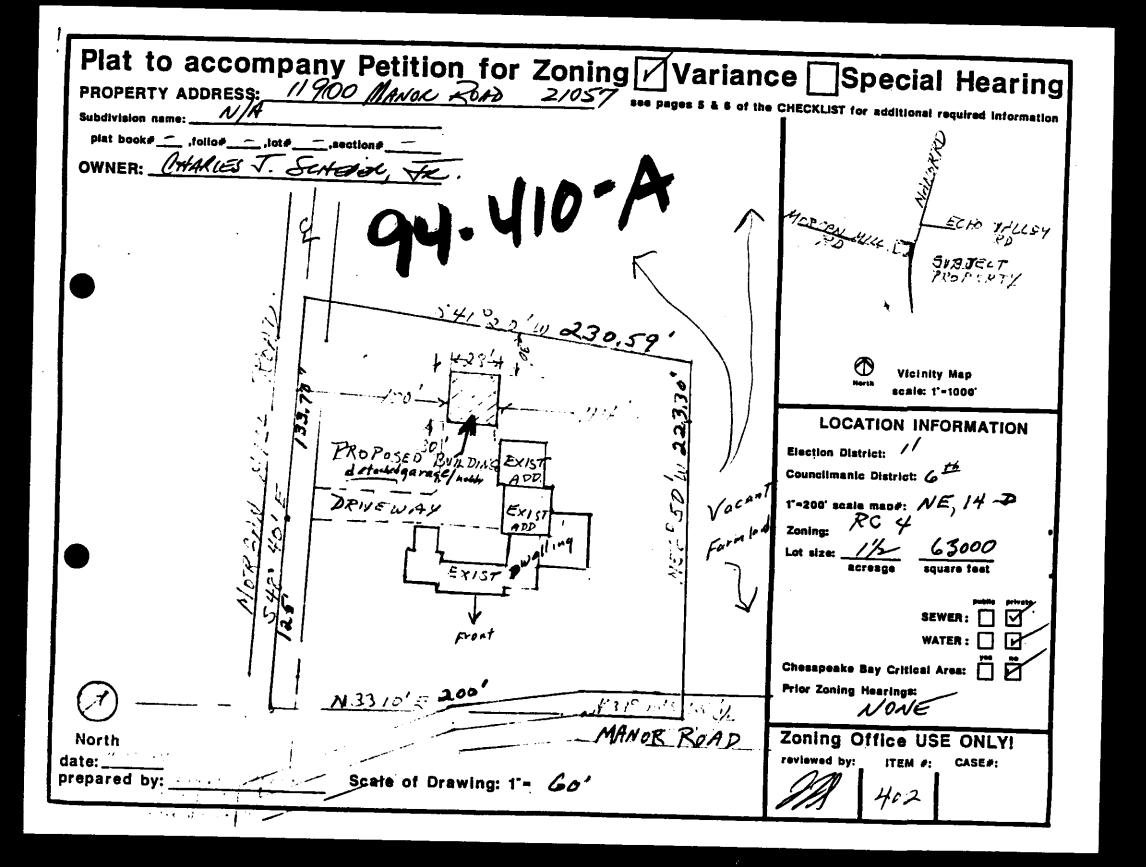
SUBJECT: Zoning Item #402 - Scheper Property 11900 Manor Road Zoning Advisory Committee Meeting of May 2, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Agricultural Preservation Program

This property appears to already exceed the 10% coverage limitation. The landowner is requested to submit the percentage of impervious areas, existing and proposed.

JLP:WL:sp SCHEPER/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and Development Management

DATE: May 5, 1994

FROM: Pat Keller, Deputy Director

SUBJECT: Petitions from Zoning Advisory Committee

Office of Planning and Zoning

The Office of Planning and Zoning has no comments on the following petition(s): Item Nos. 377, 397, 398, 399, 400, 402, 409, 410, 412 and 414.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

111 West Chesapeake Avenue

April 28, 1994

TO: Charles J. Scheper, Jr. and Judith E. Scheper

CASE NUMBER: 94-410-A (Item 402)

NWC Manor and Morgan Mill Roads

11th Election District - 6th Councilmanic

11900 Manor Road

11900 Manor Road

Glen Arm, Maryland 21057

Towson, MD 21204

ZAC.377/PZONE/ZAC1

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * *

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 11900 Manor Road, located in the Glen Arm vicinity of northern Baltimore County. The Petition was filed by the owners of the property, Charles J. Scheper, Jr. and his wife, Judith E. Scheper. The Petitioners seek relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.7.R.) to permit a proposed accessory structure (detached garage/hobby shop) to be located in the rear yard on a corner lot, not within the required 1/3 of the rear yard farthest removed from the side street, and to permit said accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or generof the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE. IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18^{18} day of May, 1994 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached garage/hobby shop) to be located in the rear yard on a corner lot, not within the required 1/3 of the rear yard farthest removed from the side street, and to permit said accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject. however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Petitioner shall not allow or cause the proposed accessory structure to be converted to a second dwelling unit and/or apartments. The garage/hobby shop shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Upon request and reasonable notice. Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

- 3-

Deputy Zoning Commissioner for Baltimore County

al welfare of the public and should therefore be granted. In the opinion

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administration EXISTING PARKING LOT WAS PRE-PLANNED FOR THIS STRUCTURE.

2) SWALE FOR SURFACE WATER WOULD HAVE TO be RELOCATED AND COULD CLEATED POTENTIAL RUN -OFF PROBUM WITH THE ADTOINING PROPERTY. DESIGN AND SEXINIY.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and 1 HEREBY CERTIFY. this // day of April

JUDITH EMGE Scheper the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinahove set forth are true and correct to the best of his/her/their knowledge and belief.

April 11, 1894 Esp. 10-2-95 (Notary) PORSONALLY Appeared

EXAMPLE 3 - Zoning Description Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet SOUTH EAST MANON ROAD (street on which property fronts) wide at a distance of 265 FT. centerline of the nearest improved intersecting street Malan Aluka.

(name of street) (number of feet of right-of-way width) then DO MOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As resorded in Deed Liber ____, Folio ____ " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location. Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., 8.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

557 - 242 이 보내림 학생들은 뭐라는 뭐 보면를 옮겨 보

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

May 18, 1994

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

Mr. & Mrs. Charles J. Scheper, Jr. 11900 Manor Road Glen Arm, Maryland 21057

RE: PETITION FOR ADMINISTRATIVE VARIANCE NW/Corner Manor and Morgan Mill Roads (11900 Manor Road) 11th Election District - 6th Councilmanic District Charles J. Scheper, Jr., et ux - Petitioners Case No. 94-410-A

Dear Mr. & Mrs. Scheper:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

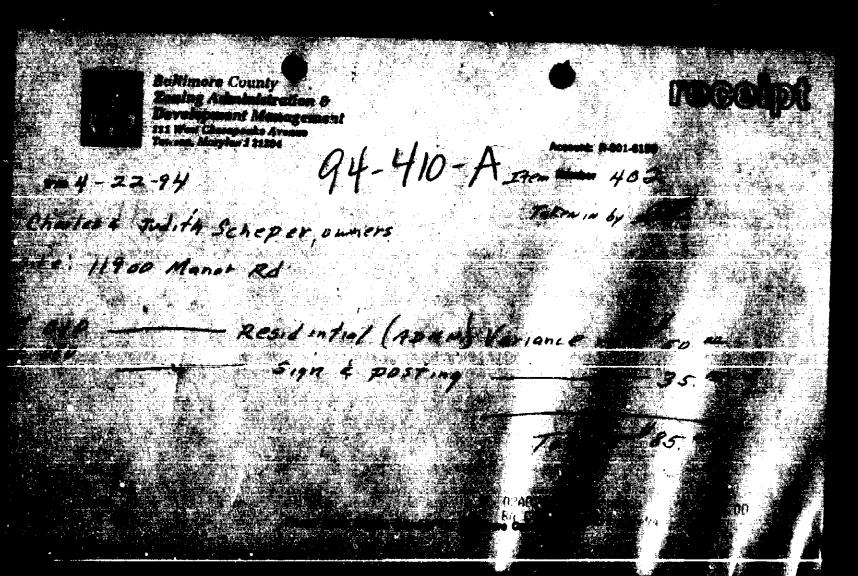
Very truly yours,

TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

cc: People's Counsel

TMK:bis

Charles for & Judith Schoper estion of property: 11900 Marior Rt Stater Month Morger Mill Location of Signe Facing fordway an fro fity being 2040 4



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 11900 MANOR ROAD

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, 400.2 To allow an accessory at structure (detached garage) to be located in the rear yard on a corner lot, not in the 1/3 of rear yard farthest removed from the side street, and with a height of 18' in lieu of the maximum permitted 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or DELITING ARKING, LOT WAS PRE-PLANNED FOR THIS STRUCTURE, 2) SWALE FOR SURFACE WATER WOULD HAVE TO BE RELOCATED & COULD CREATE A DESTAL RUN-OFF

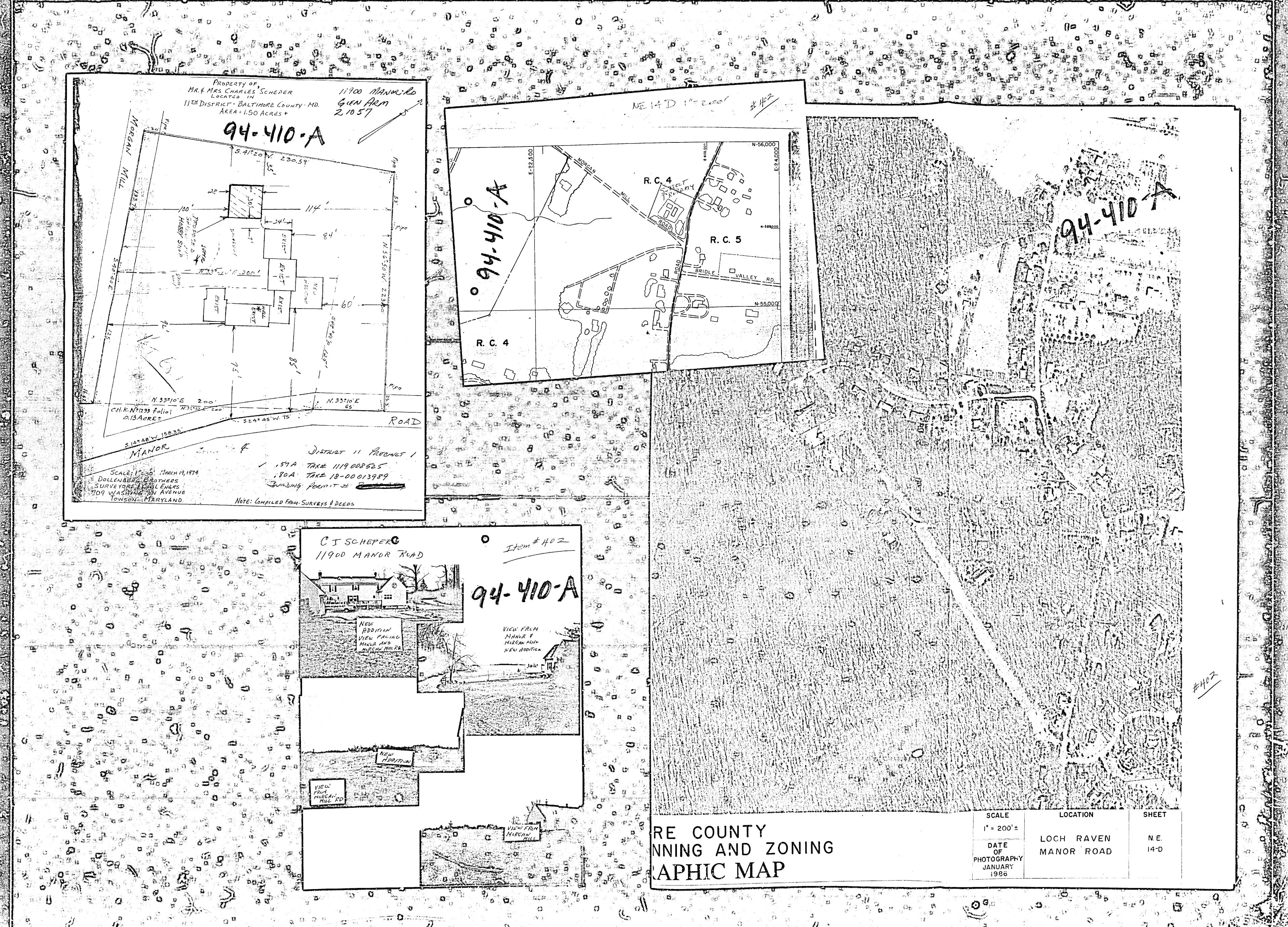
3) DESTAN AND CELLED.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that !/we are the CHARLES V. SCHERER, In Charles & Super, Ju TWITH E SCHERE 1900 MANOR ROAD GUEN HRM, MD. HOME 410-668-4457 WORK 410-243-5190

Charles Schapea 4-14-94



Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

May 6, 1994

Mr. and Mrs. Charles J. Scheper, Jr. 11900 Manor Road Glen Arm, Maryland 21057

> RE: Case No. 94-410-A, Item No. 402 Petitioner: Charles J. Scheper, Jr., et ux. Petition for Administrative Variance

Dear Mr. and Mrs. Scheper:

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O. James Lighthizer Hal Kassoff Administrator

4-19-94

Ms. Charlotte Minton Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue

Re: Baltimore County Item No.: * 4(2 (155)

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Dear Ms. Minton:

Towson, Maryland 21204

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Division

Thank you for the opportunity to review this item.

Very truly yours, Bel Small John Contestabile, Chief Engineering Access Permits

My telephone number is _____ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

> **Baltimore County Government** Office of Zoning Administration and Development Management

NOTICE OF CASE NUMBER ASSIGNMENT

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(410) 887-3353

Baltimore County Government Office of Zoning Administration and Development Management

May 25, 1994

(410) 887-3353

ZC

Mr. and Mrs. Charles J. Scheper, Jr. 11900 Manor Road Glen Arm, Maryland 21057

> RE: Case No. 94-410-A, Item No.402 Petition for Administrative Variance

Dear Mr. and Mrs. Scheper:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on May 25, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

> Sincerely, Charlotte Minton

Enclosure

111 West Chesapeake Avenue

Towson, MD 21204

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

May 23, 1994

Mr. Arnold Jablon, Director Zoning Administration and Development Management

J. Lawrence Pilson Development Coordinator, DEPRM

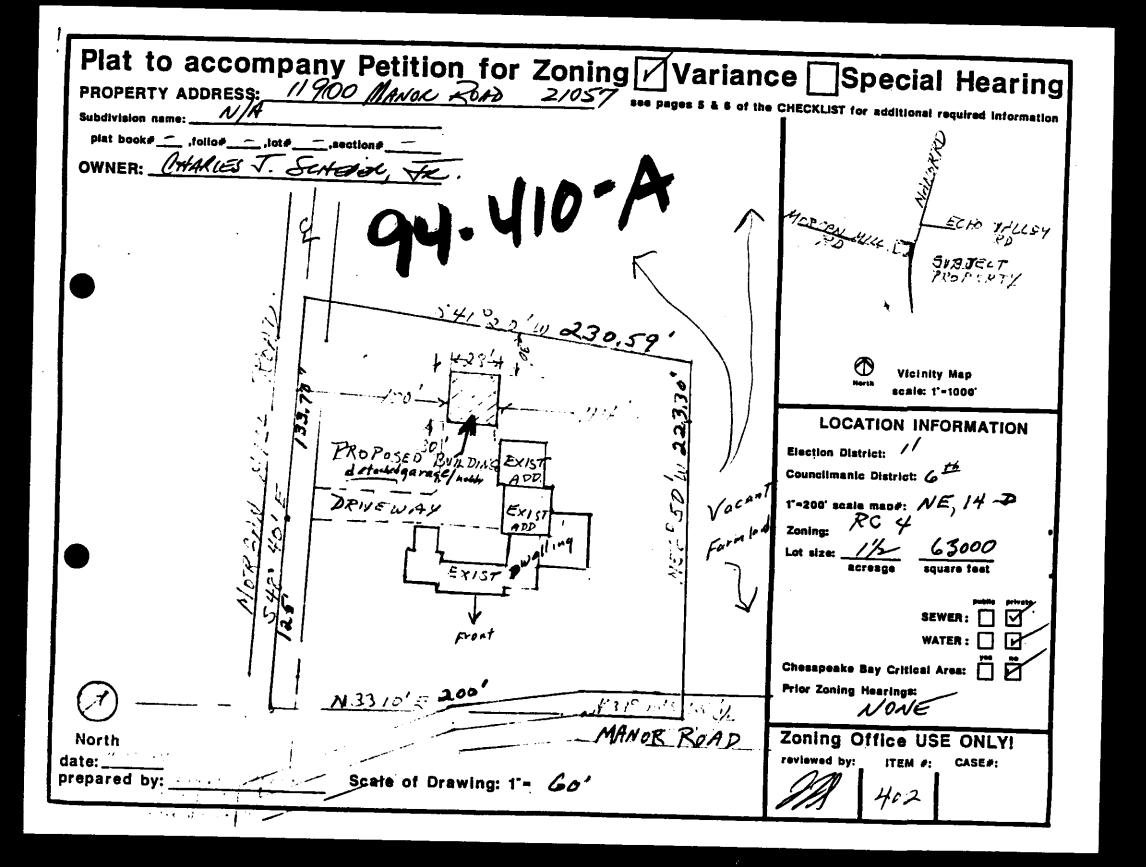
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Agricultural Preservation Program

This property appears to already exceed the 10% coverage limitation. The landowner is requested to submit the percentage of impervious areas, existing and proposed.

JLP:WL:sp SCHEPER/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and Development Management

DATE: May 5, 1994

FROM: Pat Keller, Deputy Director

SUBJECT: Petitions from Zoning Advisory Committee

Office of Planning and Zoning

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111 West Chesapeake Avenue

April 28, 1994

TO: Charles J. Scheper, Jr. and Judith E. Scheper

CASE NUMBER: 94-410-A (Item 402)

NWC Manor and Morgan Mill Roads

11th Election District - 6th Councilmanic

11900 Manor Road

11900 Manor Road

Glen Arm, Maryland 21057

Towson, MD 21204

ZAC.377/PZONE/ZAC1

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE. IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18^{18} day of May, 1994 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached garage/hobby shop) to be located in the rear yard on a corner lot, not within the required 1/3 of the rear yard farthest removed from the side street, and to permit said accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject. however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Petitioner shall not allow or cause the proposed accessory structure to be converted to a second dwelling unit and/or apartments. The garage/hobby shop shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Upon request and reasonable notice. Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

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Deputy Zoning Commissioner for Baltimore County

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Affidavit in support of Administrative Variance

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JUDITH EMGE Scheper the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinahove set forth are true and correct to the best of his/her/their knowledge and belief.

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Baltimore County Government Zoning Commissioner Office of Planning and Zoning

May 18, 1994

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

Mr. & Mrs. Charles J. Scheper, Jr. 11900 Manor Road Glen Arm, Maryland 21057

RE: PETITION FOR ADMINISTRATIVE VARIANCE NW/Corner Manor and Morgan Mill Roads (11900 Manor Road) 11th Election District - 6th Councilmanic District Charles J. Scheper, Jr., et ux - Petitioners Case No. 94-410-A

Dear Mr. & Mrs. Scheper:

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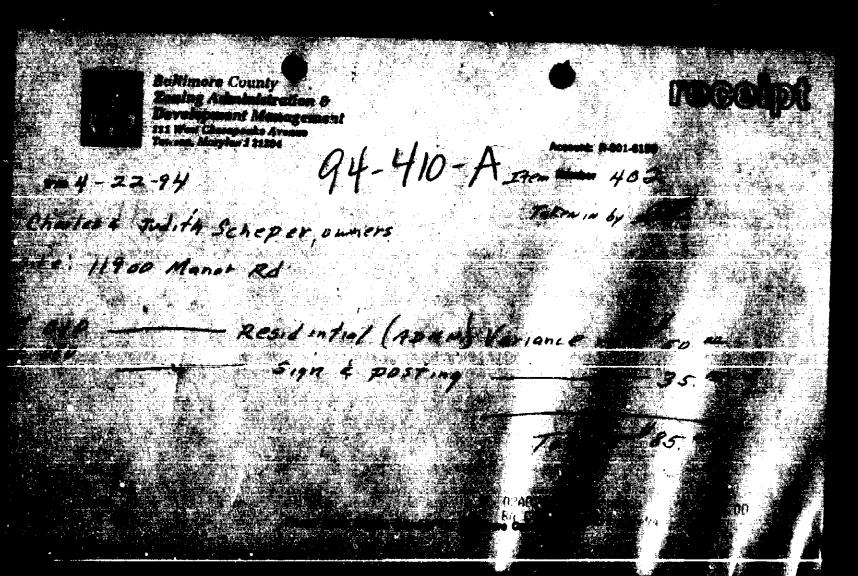
Very truly yours,

TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

cc: People's Counsel

TMK:bis

Charles for & Judith Schoper estion of property: 11900 Marior Rt Stater Month Morger Mill Location of Signe Facing fordway an fro fity being 2040 4



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 11900 MANOR ROAD

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3) DESTAN AND CELLED.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that !/we are the CHARLES V. SCHERER, In Charles & Super, Ju TWITH E SCHERE 1900 MANOR ROAD GUEN HRM, MD. HOME 410-668-4457 WORK 410-243-5190

Charles Schapea 4-14-94